

MARSH & MARSH PROPERTIES

10 Fountain Head Road, Halifax, HX2 0SR

£225,000



****ATTENTION ALL PROFESSIONAL COUPLES OR YOUNG/GROWING FAMILIES**** Situated in the quiet and charming Fountain Head Village, this three double bedroom semi-detached home offers the perfect blend of rural living while being just minutes from Halifax town centre, local amenities, and highly regarded schools. Well-presented throughout, the home boasts a modern kitchen and stylish bathrooms, offering both comfort and convenience. In brief, the ground floor features a welcoming entrance hall, cloakroom, a well-appointed kitchen, and a spacious lounge. The first floor boasts a landing, two double bedrooms, and the house bathroom fitted with a modern four-piece suite. The second floor is dedicated to an impressive master bedroom complete with its own en-suite shower room. Externally, the property benefits from a driveway with parking for two vehicles and to the rear, a low-maintenance enclosed garden perfect for relaxing and entertaining. An internal inspection is strongly advised to truly appreciate what this home has to offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

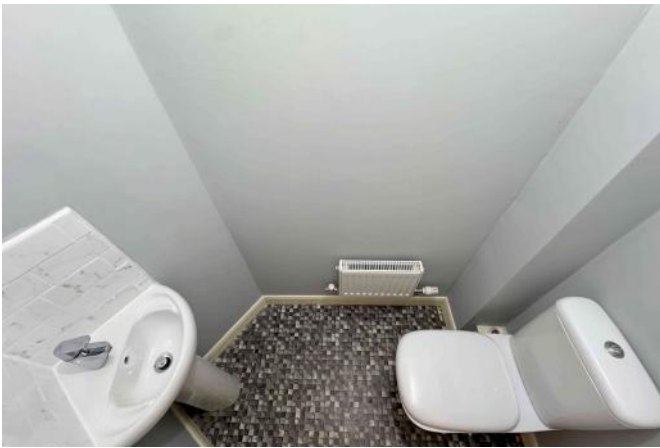
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ENTRANCE HALL



A welcoming entrance hall with a composite front door, wood effect laminate flooring, and a radiator.

CLOAKROOM



A cloakroom featuring a low flush toilet and pedestal sink with splashback tiling. To complete this room there is a radiator and extractor fan.

KITCHEN 3.0 x 3.1m (10'0 x 10'3)



A modern fitted kitchen featuring a sink with chrome mixer tap, built-in oven, hob, and extractor fan. Additionally, there is space and plumbing for a dishwasher, washing machine, and tall fridge freezer. The kitchen also homes the

combination boiler, has a radiator, and a UPVC window providing natural light.

LIVING ROOM 4.7 x 4.5m (15'5 x 14'9)



A spacious lounge with wood effect laminate flooring continuing from the entrance hall. This room features a radiator, under-stair storage, and UPVC windows and patio doors leading to the rear garden.

LANDING

Landing area with an airing cupboard housing a hot water tank, additional under-stair storage, and a UPVC window.

BEDROOM TWO 2.7 x 4.0m (8'8 x 13'3)



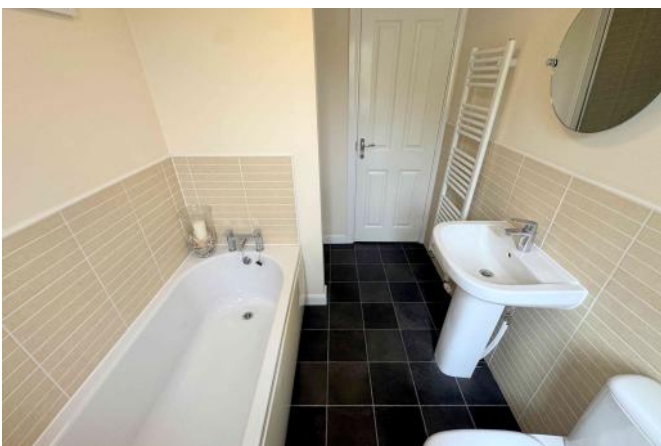
A large double bedroom with a radiator and a UPVC window.

BEDROOM THREE 2.7 x 4.0m (8'8 x 13'3)



A double bedroom with a radiator and a UPVC window.

BATHROOM



A modern four-piece bathroom suite comprising of a bath, a tiled shower cubicle with handheld shower and glass shower screen, low flush toilet, and pedestal sink. Finished with partially tiled walls, a towel radiator, extractor fan, and a UPVC window.



BEDROOM ONE 4.7 x 5.8m (15'5 x 19'0)



An impressive, large double bedroom featuring fitted wardrobes, loft access, two radiators, Velux

windows, and a UPVC window providing a bright and spacious feel.

EN-SUITE



Modern three-piece en-suite with a tiled shower cubicle and handheld shower, low flush toilet, and pedestal sink. Finished with partially tiled walls, a towel radiator, and extractor fan.

EXTERNAL

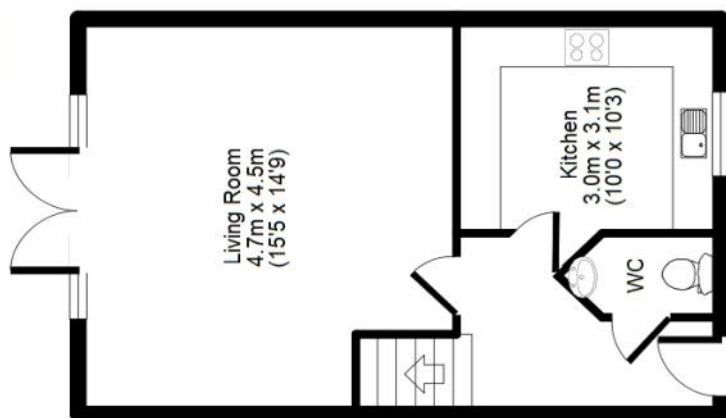


To the front, there is a driveway providing off-road parking for two vehicles, along with an Indian stone flagged patio and bedding area. To the rear, a fully enclosed garden laid over two tiers with Indian stone flags.

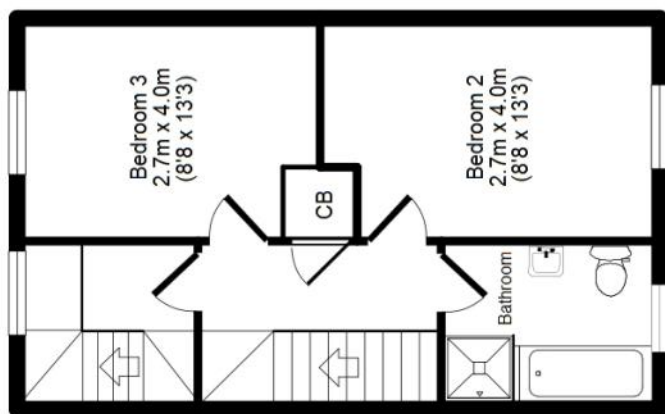


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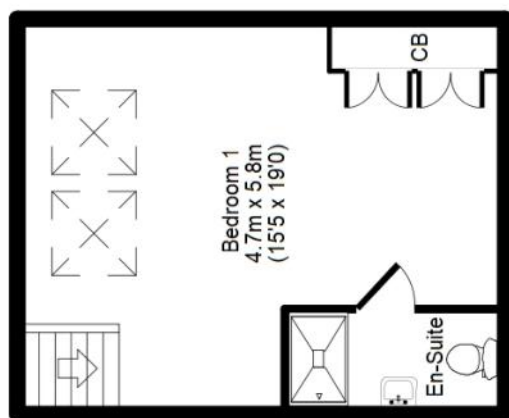
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Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 99 sq. m / 1061 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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